

Table 2-3 Milpitas General Plan Land Use/Zoning Consistency

General Plan Land Use Designations	Zoning Districts																	
	R1-H	R1-6	R1-5	R1-4	R1-3	R1-2.5	R2	R3	CO	C1	C2	HS	TC	M1	M2	MP	A	<u>PD</u>
HILLSIDE																		
Very Low Density	●																	
Low Density	● ³																	
Medium Density	● ³																	
VALLEY FLOOR																		
S.F. ¹ Low Density		● ⁽⁵⁾															● ⁵	
S.F. Moderate Density			● ⁽⁶⁾	◐ ⁽⁸⁾	◐ ⁽¹⁰⁾	○ ⁽¹⁵⁾											● ⁵	
M.F. ² Medium Density							● ⁽¹¹⁾										● ⁵	
M.F. High Density								● ⁽²⁰⁾									● ⁵	
Mobil Home Park		◐ ⁽⁷⁾					◐ ⁽⁷⁾	◐ ⁽⁸⁾				◐ ⁴ ⁽⁸⁾					● ⁵	
Prof/Admin. Office									●								● ⁵	◐
Retail Sub-Center										●							● ⁵	◐
General Commercial											●						● ⁵	◐
Highway Service												●		●			● ⁵	◐
Industrial Park																●	● ⁵	◐
Manufacturing														●	●		● ⁵	◐
Town Center													● ^{<40>}					◐

¹ Single Family² Multi Family³ Existing development built under prior zoning.⁴ Existing mobile home parks built at higher density than currently allowed by zoning.⁵ Interim zoning rezoning required for development.

● Consistent

◐ Consistent if proposed use is found by the City Council to be consistent with policies and programs of the General Plan and is compatible with the surrounding neighborhood.

○ Consistent only on sites 5 acres or less and if specific findings are made.

(blank) Inconsistent

(20) Maximum number of dwelling units per gross acre for Planned Unit Developments.

<40> Maximum number of dwelling units per gross acre when specific findings are made.

Note: Parks, public schools, police and fire stations, and other city-owned buildings may be in any zoning district.

(21)

Proposed General Plan Policy for Planned Development

2.6 Land Use Principles and Policies

a. Land Use

Guiding Principles

2.a.G-12

Allow flexibility in land use, site planning and development standards in special circumstances through a Planned Development rezoning process. The procedure and application process for the Planned Development Zoning District shall be specified in the Zoning Ordinance. Development of the site under the provisions of the Planned Development and any exception from standard zoning requirements shall be warranted by the design, amenities, and public benefits incorporated into the Planned District. Public benefits may include construction and maintenance of public infrastructure; exceptional architecture, site, landscape and/or urban design features; provision of amenities not otherwise required or necessitated by the project; provision of public art; or other benefit deemed acceptable by the City Council.